166.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,077,400 / 1,077,400
					USE VALUE:	1,077,400 / 1,077,400
					ASSESSED:	1,077,400 / 1,077,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROTA BENJAMIN & ANN
Owner 2:	
Owner 3:	
Street 1:	12 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMACHO DIEGO A -
Owner 2:	-
Street 1:	12 ELMORE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Vinyl Exterior and 3502 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9230.000	589,600		487,800	1,077,400
Total Card	0.212	589,600		487,800	1,077,400
Total Parcel	0.212	589,600		487,800	1,077,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.65 | /Parcel: 307.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 418027

GIS Ref

GIS Ref

Insp Date 07/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0004.0

!12864!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	589,600	0	9,230.	487,800	1,077,400	1,077,400	Year End Roll	12/18/2019
2019	104	FV	473,800	0	9,230.	487,800	961,600	961,600	Year End Roll	1/3/2019
2018	104	FV	472,200	0	9,230.	432,100	904,300	904,300	Year End Roll	12/20/2017
2007	104	FV	408,200	0	9,230.	257,900	666,100	666,100	Commit	12/14/2006
2006	104	FV	417,600	0	9,230.	227,900	645,500	645,500		12/1/2005
2005	104	FV	384,600	0	9,230.	209,100	593,700	593,700		1/5/2005
2004	104	FV	384,600	0	9,230.	209,100	593,700	593,700		12/15/2003
2003	104	FV	254,500	0	9,230.	177,700	432,200	432,200	Year End Roll	11/17/2002

PRINT

Date	Time
12/11/20	02:53:42

LAST REV

Date	Time
10/08/20	11:11:56
apro	
12864	

USER DEFINED

Prior Id # 1:	109974
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMACHO DIEGO A	47363-225		4/28/2006		610,000	No	No		
BENNETT ALTON/E	25045-347		12/8/1994		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	40	Heat App	10,735	C				
9/26/2006	806	New Wind	13,000					
6/24/1996	205		3,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	MEAS&NOTICE	CC	Chris C
5/4/2017	Measured	DGM	D Mann
5/13/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9230		Sq. Ft.	Site		0	70.	0.76	8									487,831						487,800	

Total AC/HA: 0.21189 | Total SF/SM: 9230 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 487,831 | Spl Credit | Total: 487,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.94982862
Const Adj.:	1.00969899
Adj $ / SQ:	153.447
Other Features:	126114
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	801099
Depreciation:	211490
Depreciated Total:	589609

COMMENTS

Removal from Condo Provisions dated. 8/23/13 - processed for 2018.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 2					HB		

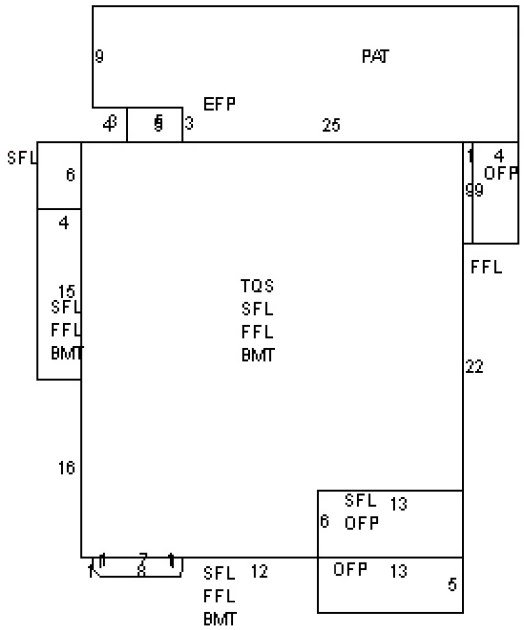
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	4	1	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.79
Special Features:	0	Val/Su Net:	109.57
Final Total:	589600	Val/Su SzAd	168.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,355	153.450	207,920
FFL	First Floor	1,262	153.450	193,650
BMT	Basement	1,253	46.030	57,681
TQS	3/4 Story	885	153.450	135,800
PAT	Patio	432	3.150	1,360
OFP	Open Porch	179	25.970	4,648
EFP	Enclos Porch	15	73.300	1,100
	Net Sketched Area:	5,381	Total:	602,159
Size Ad	3502	Gross Are	5676	FinArea 3502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

166.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	